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*Clover Cottage,*  
Christmas Lane, Metfield.

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ESTATE AGENTS



A delightful detached period cottage, situated close to the centre of this desirable village and offering beautifully presented accommodation on two floors. The cottage is full of character and sits in pretty established gardens with ample off-road parking and benefits from no onward chain.

Accommodation comprises briefly:

- Entrance Porch
- Sitting Room
- Inner Hallway/Study
- Dining Room
- Bedroom
- Kitchen
- Bathroom
- First Floor Landing
- Double Bedroom
- Further Single Bedroom with En-suite Bathroom

#### Outside

- Attractive Gardens
- Ample car parking
- South Facing Garden Room/Studio/Utility and Garden Store
- Desirable Village Location



#### The Property

The entrance porch leads into the sitting room, a wonderfully light room with multi-fuel burning stove and dining area with useful built-in cupboard housing the water softener. Off the sitting room is the inner hallway/study area with stairs leading to the first floor. The ground floor bedroom has a range of fully fitted cupboards and drawer units and overlooks the side aspect. The kitchen is situated at the rear of the cottage with lovely views over the garden. The kitchen is well fitted with a matching range of high quality Wren 'shaker style' base, wall and drawer units with a range of Bosch integrated appliances including an oven and combi-microwave. A door leads out to the garden and a further door leads into the bathroom comprising a seated bath with shower over and glazed screen, low level WC and wash basin with a range of fitted cupboards.

Stairs lead to the first floor landing with a door to the right leading into a double bedroom with Velux skylight windows both fitted with electric external blinds. There is a further single bedroom again with a Velux skylight window fitted with an electric external blind and an en-suite bathroom comprising bath, WC and pedestal wash basin.



## Outside

A shingle driveway provides off-road parking with a further parking area to the front of the cottage. There is gated access to the side where the oil tank and outside oil fired boiler are situated. The beautifully tended garden has established borders planted with a variety of seasonal flowering plants and shrubs with a paved terrace along the rear of the cottage leading down to the lawn. In the corner there is decked seating area, a perfect sunny spot to enjoy the garden. At the bottom of the garden there is a substantial outbuilding with glass fronted garden room again with lovely South facing views over the gardens towards the cottage. This room gives access to a useful utility/office space which is well insulated with water and power supply and leads into a garden store.

## Location

The property is located close to the heart of the picturesque village of Metfield, which has a community-run shop, a village hall with bar, a parish church and an active Allotment Association. The busy market towns of Harleston, Halesworth and Bungay are close by and the town of Diss, with railway links to London, is 10 miles away. The city of Norwich is just over 20 miles away, with railway links to UK cities and an airport providing access to many holiday locations. The unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance, being approximately 16 miles away.



### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

### Services

Oil Fired Central Heating (Grant external combi boiler)

Mains electric and water are connected.

Private Drainage – Bio Digester Treatment Plant

EPC Rating: D

### Local Authority

Mid-Suffolk District Council

Tax Band: C

Postcode: IP20 0JY

### Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

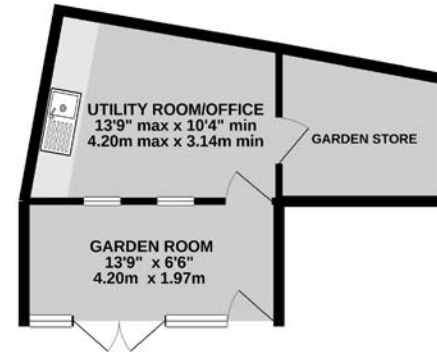
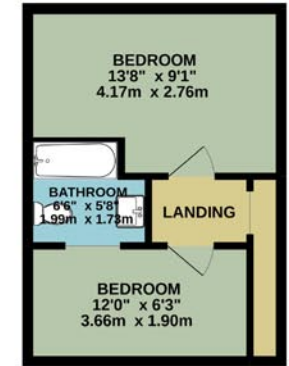
Vacant possession of the freehold will be given on completion.

Guide Price: £435,000

GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR  
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To arrange a viewing, please call 01379 882535

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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